



## **PENNS CROFT NUNEATON**

**Minutes of Meeting Held on  
Saturday 24 January 2015, 2pm at  
Bermuda Phoenix Centre  
Bermuda Road  
Nuneaton  
CV10 7HU**

**Present:** Andy Nuttall (AN) – KWB Property Management Ltd  
Clare Round (CR) - Plot 9  
Sara Brown - Plot 46

1. AN advised that KWB begun management of the three areas of grass at the front of the estate and the area immediately around both apartment blocks plus the internal parts of one of the apartment blocks on the estate. Taylor Wimpey wanted KWB to have early commencement of management in summer 2014 while the rest of the development continues to be constructed whereas normally involvement is at the end of the development. AN outlined that the house plot owners only contributing towards the landscaping and insurance and maintenance of the three grass areas in front of this estate whereas the apartment blocks are paying additional service charge to cover management of the internal area of the block as well.
2. CR confirmed that one of the first to purchase a plot in 2013 near the entrance to the site and wanting clarity on what the plan is to both finish off and then maintain the area directly in front of her house next to the main road. AN advised that this was not within KWB's management as identified with Taylor Wimpey at handover although will request clarity from Taylor Wimpey direct. CR explained that builders are placing dumped soil in this area and levelling off which AN explained is a positive sign that intending to be finished off by some party. CR believed originally used to be a football pitch and this area is separate to the land further along being developed with Orbit Housing Group.
3. SB outlined that the road meandering through the estate eventually ends up on Bermuda Road. However, will be blocked off for normal access and only meant for emergency vehicle exit.
4. AN explained the individual costs in the current service charge budget for 2015 at the same level of 2014 including the cleaning, maintenance of the lighting and smoke ventilation system, electricity provision and building insurance for the apartment block.
5. SB concern over cleaning over recent weeks not being quite as good as originally and AN confirmed had noted some mud stains here. AN to immediately clarify with cleaning company who attend weekly on a Thursday morning and do normally provide a good service.
6. AN explained that KWB to shortly issue a resident's manual to apartment holders with more detailed information about day-to-day matters in the block.



7. AN also explained that window cleaning will be commencing soon on the apartment block exterior windows. Although not originally in the budget noted that needed particularly with the site still developing dust and being developed. Will be approximately three times a year.
8. SB/CR noted that parking can be difficult on the estate and AN explained that will eventually be adopted by the council who may be able to look at parking restrictions.
9. CR noted incidents of trees being stolen from her garden and, therefore, all owners to be aware of thieves around the site as development contractors are still there. All confirmed that should be a quiet estate once completed and AN advised that to watch the area at the back of the apartments near the Bermuda Park lake during summer months for any issues with youths loitering around here. Although this is outside KWB's managed areas they can offer contacts with local community policy officers.
10. AN confirmed he and Dane Hopwood, Area Building Manager, are the main points of contract and were involved in the management of the adjacent Bermuda Park estate, meetings with local MP's and representatives to try and assist with any local issues.
11. CR confirmed believed development planned to be completed towards the end of the summer.